



*Adhi Nagraj, Chair
Jahmese Myres, Vice Chair
Jonathan Fearn
Tom Limon
Clark Manus
Amanda Monchamp
Emily Weinstein*

November 15, 2017
Regular Meeting

The meeting was called to order at **6:04pm.**

ROLL CALL

Present: Fearn, Manus, Limon, Weinstein, Monchamp, Myres

Excused: Nagraj

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Director's Report

Committee Reports

Commission Matters

City Attorney's Report

OPEN FORUM

Carl Chan.

For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Planning and Building Department at 510-238-3941.

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning and Building Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

El lugar de la a reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三(3)天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941 或TDD 510-238-3254。請勿塗搽香氛產品，參加者可能對化學成分敏感。多謝。



CONSENT CALENDAR

1.	Location:	City Street light pole in public right-of-way (sidewalk) adjacent to 270 Grand Avenue (Along Lenox Avenue)
	Assessor's Parcel Number(s):	Nearest adjacent lot: 010-0772-018-00
	Proposal:	To install new "small cell site" Monopole Wireless Communications Facility to improve services by placing one canister antenna (24" long and 14.6" in diameter) within an antenna shroud at the top of an existing 24' City Street light pole, located in the public Right-of-Way. The antenna and shroud would be up to 27'-6" in height and related equipment mounted at a height of 10'-6" and 15'-3" above ground-level
	Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: Verizon) (913) 458-9148
	Owner:	City of Oakland
	Case File Number:	PLN17188
	Planning Permits Required:	Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	Neighborhood Commercial - 3 Zone (CN-3)/S-12
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	3
	Date Filed:	May 6, 2017
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .

2.	Location:	City Street light pole in public right-of-way (sidewalk) adjacent to 1551 Madison
	Assessor's Parcel Number(s):	Nearest adjacent lot: 008-0629-010-01
	Proposal:	To install new "small cell site" Monopole Wireless Communications Facility to improve services by placing one antenna (29.5" long and 4.5" in diameter) within an antenna shroud at the top of an existing 26' City Street light pole, located in the public Right-of-Way. The antenna and shroud would be up to 30'-5.5" in height and related equipment mounted at a height of 16'-6" above ground-level
	Applicant / Phone Number:	James Singleton, Mobilitie LLC / (650) 814-0564
	Owner:	City of Oakland
	Case File Number:	PLN17351
	Planning Permits Required:	Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility in a residential zone; Minor Variance for Monopole adjacent to residential use.
	General Plan:	Central Business District
	Zoning:	Central Business District Residential Zone (CBD-R)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	3
	Date Filed:	September 9, 2017
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .



3.	Location:	City Street light pole in public right-of-way (sidewalk) adjacent to 5106 Bancroft Avenue
	Assessor's Parcel Number(s):	Nearest adjacent lot: 035-2387-015-00
	Proposal:	To install new "small cell site" Monopole Wireless Communications Facility to improve services by placing one antenna (29.5" long and 4.5" in diameter) within an antenna shroud at the top of an existing 26' City Street light pole, located in the public Right-of-Way. The antenna and shroud would be up to 30'-5.5" in height and related equipment mounted at a height of 16'-6" above ground-level
	Applicant / Phone Number:	James Singleton, Mobilitie LLC / (650) 814-0564
	Owner:	City of Oakland
	Case File Number:	PLN17353
	Planning Permits Required:	Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility in a residential zone; Minor Variance for Monopole adjacent to residential use.
	General Plan:	Urban Residential
	Zoning:	Urban Residential - 4 Zone (RU-4)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	4
	Date Filed:	September 9, 2017
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .

4.	Location:	City Street light pole in public right-of-way (sidewalk) adjacent to 5115 Martin Luther King Junior Way
	Assessor's Parcel Number(s):	Nearest adjacent lot: 014-1203-009-05
	Proposal:	To install new "small cell site" Monopole Wireless Communications Facility to improve services by placing one antenna (29.5" long and 4.5" in diameter) within an antenna shroud at the top of an existing 26'-3" City Street light pole, located in the public Right-of-Way. The antenna and shroud would be up to 30'-8.5" in height and related equipment mounted at a height of 16'-6" above ground-level
	Applicant / Phone Number:	James Singleton, Mobilitie LLC / (650) 814-0564
	Owner:	City of Oakland
	Case File Number:	PLN17361
	Planning Permits Required:	Major Conditional Use Permit and Regular Design Review with additional findings for Monopole Telecommunications Facility in a residential zone; Minor Variance for Monopole adjacent to residential use.
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential - 2 Zone (RM-2)
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Non-historic property
	City Council District:	1
	Date Filed:	September 13, 2017
	Action to be Taken:	Decision based on staff report
	Finality of Decision:	<i>Appealable to City Council</i>
	For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com .

The Consent Calendar was called at **6:05pm**.

Motion by Commisisoner Manus to approve the Consent Calendar, seconded by Commissioner Limon.

- Ayes:** Fearn, Manus, Limon, Weinstein, Myres
 - Noes:**
 - Abstentions:** Monchamp
- Approved with 5 ayes, 0 noes, and 1 abstention.



PUBLIC HEARINGS

5.	Location:	1450 32nd Street
	Assessor's Parcel Number(s):	007-0595-019-01
	Proposal:	The proposed project involves demolition of a 3000 square-foot warehouse to create a surface parking lot to accommodate 9 parking spaces; convert 5000 square-foot warehouse facility into 10 live-work units; re-habilitate a 2,500 square-foot office building into one commercial office space and add one residential unit above; construct three attached duplex structures with a total of 6 residential units; construct two attached residential town-houses located on a 21,546 square-foot lot. Two of the residential units are listed as affordable units. Tentative Parcel Map to create 19 residential and commercial condominium units.
	Applicant / Phone Number	M Squared Development, LLC (773) 597-7635
	Owner:	M Squared Development, LLC
	Case File Number:	PLN17212/TPM10624
	Planning Permits Required:	Major Conditional Use Permit to allow nine (9) residential units in the RM-3 zone; Regular Design Review for exterior alteration of commercial building and to convert existing warehouse into ten (10) live-work units; construction of nine residential units; Tentative Parcel Map to create 19 residential and commercial condominium units.
	General Plan:	Mixed Housing Type Residential, and West Oakland Specific Plan
	Zoning:	RM-3 Mixed Housing Type Residential Zone
	Environmental Determination:	Exempt, Section 15183 of the State CEQA Guidelines: CEQA Check list Projects consistent with a Community Plan, General Plan or Zoning A CEQA Analysis supporting the Exemption was prepared and published on October 27, 2017, and can be found as item #68 on the City's Environmental Review Documents webpage via the following link: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157
	Historic Status:	Not a Historic property.
	City Council District:	3
	Date Filed:	5/31/17
	Finality of Decision:	Appealable to City Council within 10 calendar days
	For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .

Item #5 was called at 6:06pm.

Staff: Jason Madani

Applicant: Rick Millikan, Matt Millikan

Public Speakers: Bob Tock

Motion by Commissioner Manus to 1) affirm staff's environmental determination; 2) approve the Major Conditional Use Permit, Regular Design Review, and Tentative Parcel Map subject to the attached findings and conditions; and 3) remand this project to the Design Review Committee for additional guidance on materials and the corner building, seconded by Commisisoner Fearn.

Ayes: Fearn, Manus, Limon, Monchamp, Weinstein, Myres

Noes:

Approved with 6 ayes and 0 noes.



6.	Location:	Brooklyn Basin (formerly known as “Oak to 9th Avenue”); specifically, Parcel F
	Assessor’s Parcel Number(s):	018-0465-002-20
	Proposal:	Final Development Permit (FDP) for Parcel F, including 211 affordable residential units in an 86-foot tall building.
	Applicant:	MidPen Housing Corporation, Polo Munoz, (510) 426-5660.
	Owner:	City of Oakland
	Case File Number:	PUD06010-PUDF06
	Planning Permits Required:	FDP, Minor variance for open space, compliance with CEQA.
	General and Estuary Plan:	Planned Waterfront Development-1.
	Zoning:	Planned Waterfront Zoning District (PWD-4)/D-OTN-4
	Environmental Determination:	Final EIR certified on January 20, 2009
	Historic Status:	Non-Historic Property
	City Council District:	2 – Abel Guillen
	Action to be Taken:	Consider approval of FDP and Minor Variance, based on attached findings.
	Finality of Decision:	Appealable to City Council.
	For further information:	Contact case planner Catherine Payne at 510-238-6168 or by e-mail at cpayne@oaklandnet.com .

Commissioner Monchamp recused herself and Item #6 was called at **6:40pm**.

Staff: Catherine Payne, Scott Gregory

Applicant: Polo Muñoz, Rod Hemni

Public Speakers: Daniel Franco

Motion by Commissioner Manus that 1) pursuant to CEQA Guidelines Section 15162, and based on the attached findings (and incorporated herein by reference), rely on the Oak to Ninth Avenue Project EIR as adequate under CEQA for analysis of the Brooklyn Basin Parcel F Final Development Permit; and 2) Approve the Brooklyn Basin Parcel F Final Development Permit, subject to the attached findings and following staff recommendations a) Direct applicant to retain metal siding material as shown in approved plans, b) Direct applicant to work with staff to explore options for a warmer color palette, and c) Direct applicant to work with staff to provide adequate separation between ground floor units facing 9th Avenue and adjacent public right-of-way; and 3) Approve a Minor Variance for reduction of on-site usable open space, based on the attached findings, seconded by Commissioner Limon.

Ayes: Fearn, Manus, Limon, Weinstein, Myres

Noes:

Approved with 5 ayes and 0 noes.



7.	Location:	Mountain View Cemetery (Piedmont Avenue, near Pleasant Valley); 5000 Piedmont Ave
	Assessor’s Parcel Number(s):	048A-7002-003-02
	Proposal:	Expand cemetery development in currently undeveloped portions of existing cemetery to accommodate future additional burial sites.
	Owner/Applicant:	Mountain View Cemetery Association, Jeff Lindeman, (510) 658-2588
	Case File Number:	PLN15048, T1500023, ER15001
	Planning Permits Required:	Major Conditional Use Permit, Design Review, Tree Removal Permit, Creek Permit, compliance with CEQA.
	General Plan:	Urban Park and Open Space
	Zoning:	RD-1: Residential Low Density
	Environmental Determination:	Environmental Impact Report. The DRAFT EIR was released on June 15, 2016, and the 45-day public review period ended on August 1, 2016. The FINAL EIR was released on October 27, 2017, and can be found as item #43 on the City’s Environmental Review Documents webpage via the following link: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157
	Historic Status:	“A1+” rating and API, OCHS
	City Council District:	1 – Kalb
	Action to be Taken:	Consider making required CEQA and Planning Code findings, and decision regarding project application.
	Finality of Decision:	Appealable to City Council.
	For further information:	Contact case planner Catherine Payne at 510-238-6168 or by e-mail at cpayne@oaklandnet.com .

Commissioner Monchamp returned, Commissioner Weinstein recused herself, and Item #7 was called at **7:13pm**.

Staff: Catherine Payne

Applicant: Joe Griffin, Jeff Lindeman, Annie Mudge

Public Speakers: Cathy Sillavo, Ann Berkey, Kris Berglund, Shari Assadinik, Liz Lummis O’Neil, Barbara Leitner, Martin Bern, Judy Schwartz, Pat Shoptaugh, Jon Adams, Gloria Yu, Karen Whitestone, Michael Wozniak.

Motion by Commissioner Limon to adopt the CEQA findings, including certification of the EIR, and approve the Mountain View Cemetery Expansion Project Major Conditional Use Permit, Design Review, Tree Permit, and Creek Permit, subject to the conditions (including the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP)), requirements, and findings contained in this staff report with the additional condition that all plans that indicate oaks will be planted shall be Coast Live Oaks, that no redwood trees of any species would be included in any of the tree replacement, and that the type and size of all replaced trees would be consistent with the tree ordinance, that for any tree that fails to survive within a period of five years shall be replaced with a tree no smaller than the size that was originally planted, and after all major grading actions such areas shall be revegetated and trees shall be replanted contemporaneous with the grading and in no case shall trees be replaced later than one year from removal, seconded by Commissioner Fearn.

Ayes: Fearn, Limon, Monchamp

Noes: Manus, Myres

Approved with 3 ayes and 2 noes.



APPEALS

COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

Oak Knoll was approved by City Council on November 7, 2017.

ADJOURNMENT

The meeting was adjourned at 9:26pm.

ROBERT MERKAMP
Development Planning Manager
Secretary to the Planning Commission
Planning and Building Department

NEXT REGULAR MEETING: December 6, 2017